



# Town of Carlisle

MASSACHUSETTS 01741

Office of  
PLANNING BOARD

## MINUTES

Special Meeting of June 2, 1983

Present: Sauer, Chaput, Raftery, Hannaford, Sillers, Coulter

Common Driveway Permit: Bates Farm

Grant Wilson presented a revised Declaration of Easements and Restrictions for the proposed Common Driveway on the Bates Farm property.

Discussion ensued on the following points:

- (1) does the language allow any future lots to be created which contain portions of the Common Driveway?
- (2) is the language sufficient to allow future house lots to be a part of the existing (or extended) Common Driveway.

The possibility of applying these concepts to future Common Driveway special permits was raised. The Board felt that future Common Driveway applications should be scrutinized for possible later divisions of the land. We should certainly prohibit lots that could encompass portions of the driveway; we might also want to force connection to the driveway.

The following modifications to the proposed declarations were required before the Special Permit could be granted:

- (1) Page 5, Paragraph 4, to begin "Each of the Benefited Lots...."
- (2) Page 5, Paragraph 4, delete the phrase "as a condition to being.... as a Benefited Lot,"
- (3) Page 6, Paragraph 4, insert the new paragraph "If any portion of the Common Driveway is included within any lot which may be created by a division of any of Lots E, J, or K then said lot must be a Benefited Lot."

Motion was made to approve the application for a Common Driveway, with the above language in the Declaration of Restrictions, subject to the following conditions:

- (1) the declaration attached to the Permit will be recorded and made applicable to Lots E, J and K as incorporated by reference in said declaration,

- (2) the owners of the lots served shall file this Notice of Decision with the Registry of Deeds within one (1) year of the date of this notice of decision.

Motion passed: 5 in favor, 1 abstention (Raftery).

Respectfully submitted,

Richard R. Coulter